

REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: MAY 17, 2006

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 12:31 P.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, WOLFSON, TARKANIAN and ROSS

ALSO PRESENT: DOUG SELBY, Executive Director, BRYAN SCOTT, Deputy City Attorney, and BARBARA JO RONEMUS, Secretary

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Bulletin Board, City Hall Plaza (next door to Metro Records)

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(12:31)

3-778

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 17, 2006

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF APRIL 19, 2006

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED by Reference - UNANIMOUS

MINUTES:

There was no discussion.

(12:31)

3-784

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 17, 2006

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DISCUSSION AND POSSIBLE ACTION TO ADOPT THE PROPOSED AMENDMENT TO THE CITY OF LAS VEGAS REDEVELOPMENT PLAN TO EXPAND THE PLAN AREA, TO AMEND AND RESTATE THE PLAN AND TO UPDATE THE POLICIES AND PROCEDURES - WARDS 1, 3 AND 5 (TARKANIAN, REESE AND WEEKLY)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The purpose of the proposed plan amendment is to expand the Redevelopment Area and update and restate the plan documents - pursuant to all the provisions of the Community Redevelopment Law (NRS 279.382 et seq.) and the goals of the Redevelopment Plan. Subsequent to City Council passing Bill No. 2006-25 as an Ordinance, it is appropriate for the RDA Board to adopt the final plans and policies for the Agency.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Amended and Restated City of Las Vegas Redevelopment Plan - Expansion Areas A - F
2. Rules Governing Participation By Property Owners
3. Relocation Rules and Regulations
4. Overview Map of Existing Area and Expansion Areas A - F (1 map)
5. Detail Maps of Expansion Areas A - F (7 maps total)

MOTION:

REESE - APPROVED as recommended - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, indicated that this item, like Bill No. 2006-25, amends the expanded area, amends and restates the plan and updates the policies and procedures. He recommended approval.

(12:31 - 12:32)

3-792

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 17, 2006

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: SCOTT D. ADAMS**☐ **CONSENT**☒ **DISCUSSION****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING CONTINGENCY FUNDS FOR THE PROFESSIONAL SERVICES AGREEMENT WITH KGA ARCHITECTURE FOR DESIGN SERVICES ON THE THIRD PHASE MECHANICAL SYSTEMS AND INTERIOR DESIGN OF THE FIFTH STREET SCHOOL RENOVATION PROJECT LOCATED AT 400 LAS VEGAS BOULEVARD SOUTH (\$80,000 - REDEVELOPMENT AGENCY SPECIAL REVENUE FUND) - WARD 1 (TARKANIAN)

Fiscal Impact:☐**No Impact****Amount:**

\$80,000.00

☒**Budget Funds Available****Dept./Division:**

OBD/Redevelopment Agency

☐**Augmentation Required****Funding Source:**

RDA Special Revenue Fund

PURPOSE/BACKGROUND:

The Historic Fifth Street School is being renovated for future re-use. Phase III of this renovation is to design mechanical, electrical, and life safety systems and the interior buildout of the existing historic structures. KGA Architecture and their subconsultants will provide complete design services and historic research for Phase III of this project. This funding is to avoid delaying the project due to any non-contract unforeseen issues that may arise.

RECOMMENDATION:

Approve the contingency funding in the amount of \$80,000.

BACKUP DOCUMENTATION:

Site Map

MOTION:

TARKANIAN - APPROVED as recommended - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, stated that, at the last meeting, the Agency approved funding for an architectural-services contract to begin the design process for improvements to the Fifth Street School, which did not include a contingency fund. Staff recommends approval of an \$80,000 contingency fund in case issues arise.

(12:32 - 12:33)

3-830

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 17, 2006

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING THE SEVENTH AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND WORLD ENTERTAINMENT CENTERS, LLC, TO AUTHORIZE STAFF TO ISSUE A CERTIFICATE OF COMPLETION AND AUTHORIZE THE MAYOR, AS CHAIRMAN, TO EXECUTE ALL RELATED DOCUMENTS FOR NEONOPOLIS AT 450 EAST FREMONT (APN 139-34-111-064) - WARD 5 (WEEKLY)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

World Entertainment Centers, LLC, (WEC) Owner is preparing to sell the above grade improvements of Neonopolis to a Buyer who is known to the RDA. In order to facilitate the transfer of the property from WEB to the Buyer in the hopes of them successfully repositioning the property, it is necessary to execute this seventh amendment, which includes a reciprocal easement agreement and a promissory note. This will help protect the RDA's fiduciary interest and regulate new land uses on site.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Seventh Amendment
2. Site Map

MOTION:

WEEKLY - APPROVED as recommended - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, indicated that this item involves a project wherein staff has held lengthy dialogue with Prudential, the current owner and original lender of Neonopolis, regarding an essential clean up of all the documents respecting Neonopolis in order to be able to sell Neonopolis to an ultimate buyer and redeveloper of the project. The project was built with the City owning the land and the parking structure. The building was built as improvements financed by the original developer through Prudential. The building underwent a foreclosure process. Prudential would now like to sell it to a prospective buyer.

During the process there was not enough time to complete all the items under the original development agreement for closure with the original developer. Therefore, staff would like to work through all the outstanding items under the original development agreement. Consequently, staff came up with a seventh amendment that deals with amounts due to each of the parties and leads to the issuance by the Agency of a Certificate of Completion indicating compliance with the terms of the original development agreement. A clean sale of the property can then occur.

REDEVELOPMENT AGENCY MEETING OF: MAY 17, 2006**MINUTES - Continued:**

As part of the amendment, staff is amending and restating an existing reciprocal easement agreement that effects how the garage and the building co-exist. Once approved, staff will record a new reciprocal easement agreement that provides for an amended and restated situation regarding cross rights through the garage and the building. An existing note payable to the Agency will be kept against the property so that, should the project realize a preferred return point, the Agency will receive payment for anything above the note. Also, a parking validation program will be extended for 90 days to give the prospective buyer enough time to come back with a plan and determine whether the buyer wants additional parking concessions or considerations.

MR. ADAMS noted that he believes the Agency has substantial control on the redevelopment of this project through the note that will remain with the title of the property. If the project is financed, the note would remain in first position and would require a request to subordinate that to the first mortgage lender. Any use changes will have to be considered and approved by the Agency. Also, the City owns and operates the parking garage and can exert some level of control through parking validation.

CHAIRMAN GOODMAN noted that the Neonopolis has hindered downtown redevelopment. He requested a brief description of the intended plans of the buyer. ROHIT JOSHI, Joshi & Associates, introduced BARRY QUINER, Prudential, AMY ALTSHULER, Attorney for Prudential, and MICHAEL MATKINS, Attorney for Joshi & Associates. MR. JOSHI indicated that the use calls for special urban retail, which includes retail, dining and entertainment. He intends to focus on those three uses and release the project as soon as possible. The long-term plan includes repositioning the project, on which he will work closely with staff to ensure a viable concept and plan to present to the Agency members for approval.

MEMBER WOLFSON encouraged MR. JOSHI to continue to provide free parking in order to attract more people. It is something he and his fellow attorneys consider when picking a place to eat at lunch time.

(12:33 - 12:43)

3-870

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 17, 2006

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A CONTRACT WITH LET FREEDOM RING, INC., TO PLACE A REPLICA OF THE LIBERTY BELL IN CENTENNIAL PARK AT THE FIFTH STREET SCHOOL LOCATED AT FOURTH STREET AND THE LEWIS STREET PEDESTRIAN CORRIDOR - WARD 1 (TARKANIAN)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Let Freedom Ring, Inc. has requested that the Redevelopment Agency (RDA) allow placement of a replica of the Liberty Bell on RDA property within Centennial Park near the intersection of Fourth Street and the Lewis Street pedestrian corridor.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Agreement with Let Freedom Ring, Inc.
2. Disclosure of Principals
3. Site Map
4. Submitted after final agenda: List of four changes with attached updated agreement

MOTION:

TARKANIAN - APPROVED as recommended - UNANIMOUS

NOTE: CHAIRMAN GOODMAN disclosed that he is a member of the Let Freedom Ring Advisory Committee and asked DEPUTY CITY ATTORNEY SCOTT if he could participate. DEPUTY CITY ATTORNEY SCOTT advised CHAIRMAN GOODMAN that he did not have to abstain. However, DEPUTY CITY ATTORNEY SCOTT also disclosed, even though he does not vote on matters, that he is the President of the Clark County Law Foundation which has a partnership with the Let Freedom Ring Committee.

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, stated that considerable effort was expended on the part of a private group to fundraise in order to bring to Centennial Plaza a replica of the Liberty Bell. This item involves an agreement to allow its placement. He showed a map of the site and exhibits depicting sketches of the bell. The agreement simply provides a space for the bell, which will remain under ownership of Let Freedom Ring, Inc. He outlined various last-minute changes, which are included in documentation submitted for the minutes. He recommended approval, as this is a significant public-art asset.

JUDGE JOHN MOWBRAY, Attorney, Morse and Mowbray, said that this project represents a unique collaboration of the Federal Government, Clark County, the City and the Eighth Judicial District Court

REDEVELOPMENT AGENCY MEETING OF: MAY 17, 2006

MINUTES - Continued:

that will heighten the role of law in this community. The bell will be the focal point between the Regional Justice Center and the Lloyd George Courthouse and will tie in with the post-modern project the City has undertaken. Funds will come from the private sector. The bell was chosen because it signifies the struggles in the birth of this nation.

JUDGE LLOYD GEORGE congratulated the Agency members for their vision and what they are doing to bring it to fruition. He urged approval. CHAIRMAN GOODMAN felt that the bell is a great project, particularly during these troubled times and with the country's concern about an invisible enemy. The citizens cannot be reminded enough about the importance of the freedoms they have, which make this country different from any other. He encouraged the public to make donations. JUDGE MOWBRAY noted that the bell should be in place by July.

(12:43 - 12:53)

3-1197

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: MAY 17, 2006

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

TOM MCGOWAN, Las Vegas resident, questioned what Philadelphia did besides crack bells. He then noted his concurrence with MEMBER WEEKLY's motion on the Elks Lodge manager item; however, he pointed out that the public record did not reflect that ANDREW YOUNG and his colleagues were among the military personnel that protected the United States in World War II and in Korea. They made it possible for all, including the Agency members, to be here. He then noted that he will run for Mayor of Las Vegas, Nevada.

(12:53 - 12:55)

3-1584

FRANK PRNA complained about the lack of care homeless veterans receive. Homeless veterans make up about 38 percent of the population. War illnesses are worse than during the first Gulf War, and the VA is not taking care of the veterans. Consequently, more veterans are making up more of the homeless population. This country always talks about how much they love their freedoms, but it does not do enough for veterans.

(12:55 - 12:58)

3-1673

CARL MADONIC remarked that his state of homelessness does not lessen his desire to want to help this city improve. He opined that what would greatly benefit this city is a light-rail system, which he has suggested at previous meetings. The City should look to San Francisco, California, for its mass transit system, in particular the BART.

(12:58 - 1:00)

3-1784

THE MEETING ADJOURNED AT 1:00 P.M.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk
June 1, 2006

Barbara Jo Ronemus, Secretary